045.0	0006	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	783,700 / 783,700
					USE VALUE:	783,700 / 783,700
					ASSESSED:	783,700 / 783,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		ALTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DEKERMENDJIAN SHONAK
Owner 2:	DEKERMENDJIAN VICKEN
Owner 3:	
Street 1:	20 ALTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DEKERMENDJIAN SHONAK -
Owner 2:	DEKERMENDJIAN VICKEN -
Street 1:	20 ALTON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,186 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Aluminum Exterior and 2719 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5186.000	323,200		460,500	783,700
Total Card	0.119	323,200		460,500	783,700
Total Parcel	0.119	323,200		460,500	783,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 288.28 | /Parcel: 288.2

Legal Description

User Acct 32020

GIS Ref

GIS Ref

Insp Date 01/14/09

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 045.0-0006-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	323,200	0	5,186.	460,500	783,700	783,700	Year End Roll	12/18/2019
2019	101	FV	255,400	0	5,186.	489,200	744,600	744,600	Year End Roll	1/3/2019
2018	101	FV	255,400	0	5,186.	356,900	612,300	612,300	Year End Roll	12/20/2017
2017	101	FV	255,400	0	5,186.	310,800	566,200	566,200	Year End Roll	1/3/2017
2016	101	FV	255,400	0	5,186.	264,800	520,200	520,200	Year End	1/4/2016
2015	101	FV	248,900	0	5,186.	259,000	507,900	507,900	Year End Roll	12/11/2014
2014	101	FV	248,900	0	5,186.	213,000	461,900	461,900	Year End Roll	12/16/2013
2013	101	FV	248,900	0	5,186.	202,600	451,500	451,500		12/13/2012

!3846!

PRINT

Date	Time
12/10/20	18:59:23

LAST REV

Date	Time
01/08/14	14:55:50
mmcmakin	
3846	

USER DEFINED

Prior Id # 1:	32020
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEKERMENDJIAN S	39888-246		7/10/2003	Family	1	No	No		
DIMIDJIAN HENRI	36721-138		10/16/2002	Family	109,000	No	No		
	14806-354		12/1/1982		109,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
1/14/2009	Meas/Inspect	336	PATRIOT
4/6/2000	Inspected	264	PATRIOT
3/7/2000	Measured	263	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5186		Sq. Ft.	Site		0	80.	1.11	1									460,463						460,500	

Total AC/HA: 0.11905 | Total SF/SM: 5186 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 460,463 | Spl Credit | Total: 460,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	8 - Brick Veneer	30	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.20970142
Const Adj.:	1.00640190
Adj $ / SQ:	152.181
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	468433
Depreciation:	145214
Depreciated Total:	323219

COMMENTS

UAT HAS NO HEAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

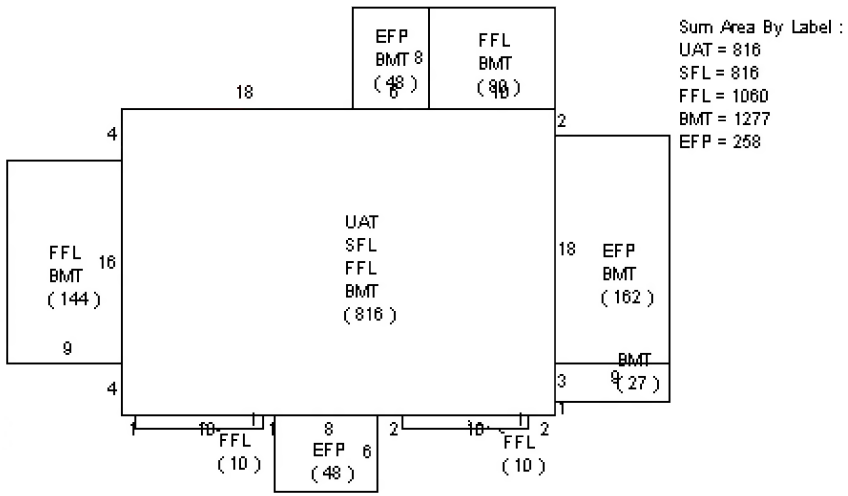
No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	152.18
Special Features:	0	Val/Su Net:	89.41
Final Total:	323200	Val/Su SzAd	172.28

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,277	60.490	77,248
FFL	First Floor	1,060	152.180	161,312
SFL	Second Floor	816	152.180	124,179
EFP	Enclos Porch	258	38.020	9,809
UAT	Upper Attic	204	85.220	17,385

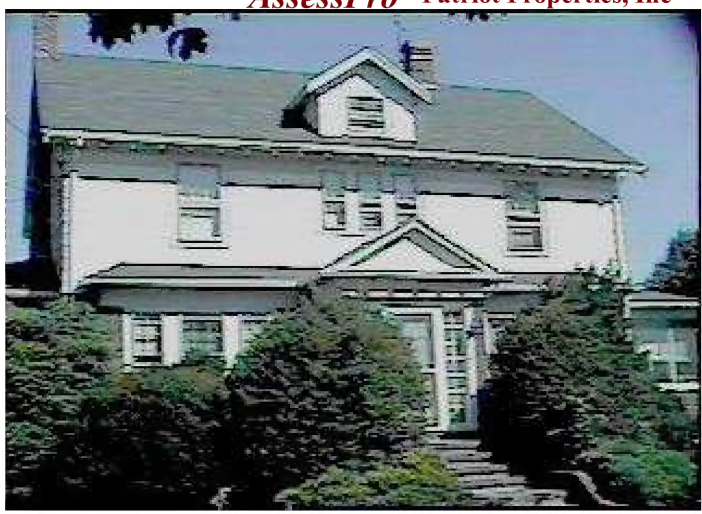
Net Sketched Area:	3,615			Total:	389,933
Size Ad	1876	Gross Are	4227	FinArea	2719

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	
UAT	100	FLA	100	F	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 045.0-0006-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1928	0.00	T	40	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	